

Town of Acton

9/25/06 - (6)

APPLICATION FOR SITE PLAN SPECIAL PERMIT

To The

Board Of Selectmen

Refer to the "Rules and Regulations for Site Plan Special Permits" available from the Office of the Board or the Site Plan Coordinator for details on the information and fees required for this application. Contact the Site Plan Coordinator at 264-9632 with any questions concerning the Rules. Incomplete applications may be denied.

Please type or print your application.

APPLICANT'S

Name & Address

Frank Chen
136 Virginia Farm Lane
Carlisle, MA.
Telephone

Location and Street Address of Site

124 Main St.

Tax Map & Parcel Number : MAP H-2A, LOT 43

Area of Site 0.17 ac.

OWNER'S

Name & Address

Same as applicant

Zoning District SAV

If any site plans have been filed previously for this site give file numbers:

Telephone

The undersigned hereby apply to the Board of Selectmen for a public hearing and a site plan special permit under Section 10.4 of the Zoning Bylaw approving the attached site plan.

The undersigned hereby certify that the information on this application and plans submitted herewith is correct, and that all applicable provisions of Statutes, Regulations, and Bylaws will be complied with.

The above is subscribed to and executed by the undersigned under the penalties of perjury in accordance with Section 1-A of Chapter 268, General Laws of the Commonwealth of Massachusetts.

9/13/06

Richard F. Doherty

Date

Signature of Petitioner

OWNER'S KNOWLEDGE AND CONSENT

I hereby assert that I have knowledge of and give my consent to the application presented above.

Date

Signature of Owner

HANCOCK ASSOCIATES

To: Don P. Johnson, Town Manager

Sept. 13, 2006

From: Timothy Mallette, Staff Engineer
Hancock Associates

RE: Revised Site Plan Application #07/06/06-408, 124 Main St.

Dear Don:

Thank you for the interdepartmental reviews of our site plan for Frank Chen's proposed parking lot enhancements at 124 Main Street. Please be advised that our revised plan set and the associated data report reflect thorough consideration of all comments and concerns. I understand that the HDC will be issuing a Certificate of Appropriateness.

Response to Town Planner interdepartmental communication dated July 12, 2006:
The revised site plan dated August 31, 2006 depicts a 22 ft. wide entrance with screen plantings either side. The entrance characteristics were recommended by the HDC to lessen the impact to vehicles and pedestrians using Railroad Street. The 5% landscaped area criteria is indeed met. The revised site plan proposes an attractive wood beam type guard rail which supplements the curbing.

Response to Transportation Advisory Commissioner memorandum dated August 10, 2006:
The proximity of the terminus to the Assebet River bike path should certainly be considered. Frank Chen has been advised that creating space for cyclists would be an appreciated gesture as well as providing a convenience to his prospective customers.

Response to Acton Municipal Properties Department interdepartmental communication dated July 6, 2006 & REV 7-26-06:
The six comments detailed in this letter should be satisfied with the revised plan dated August 31, 2006.

Response to Health Director interdepartmental communication dated July 18, 2006:
The revised plan dated August 31, 2006 depicts a proposed sewer & grease trap configuration with a drop manhole before flow will enter the town sewer system.

The following pages are a point by point response to the Acton Engineering Department interdepartmental communication dated August 4, 2006. Let me take this opportunity to express gratitude for their effort.

DANVERS, MA
185 Centre Street
Danvers, MA 01923
Phone: (978) 777-3050
Fax: (978) 774-7816

MARLBOROUGH, MA
28 Lord Road, Suite 280
Marlborough, MA 01752
Phone: (508) 460-1111
Fax: (508) 460-1121

LAKEVILLE, MA
4 Freetown Street
Lakeville, MA 02347
Phone: (508) 923-1002
Fax: (508) 923-0022

SALEM, NH
P.O. Box 205
Salem, NH 03079
Phone: (603) 898-4701
Fax: (603) 898-6263

Engineering Department
Town of Acton

RE: Response to Interdepartmental Communication

The following correspondence addresses the comments & concerns outlined in your Interdepartmental communication, dated August 4, 2006 sent to Don P. Johnson, Town Manager. For your convenience, I have listed the Acton Engineering Department comment before our response. Thank you for your comments.

- 1.) The contractor will be required to apply for a Permit to Construct within a Public Way for any work shown in the right of way for Railroad Street such as the new driveway or utility service connections such as water, sewer, etc..
A note to this affect has been added to the plan.
- 2.) If there are no existing survey markers located at the property corners, we recommend that the applicant show some monumentation such as iron rebars or PK nails in the pavement to clearly mark the site due to the close proximity of the work to the lot lines.
The lot line will need to be staked at the time of construction. Any staking before that time will obviously be destroyed during construction.
- 3.) There seems to be an extra line drawn on the plans within the existing building that should be removed.
Due to the complexity of the lot lines resulting from numerous takings some setbacks will not be shown in order to make the plan easier to read. The line has been removed.
- 4.) The plans show a shed partially located on the Town sewer pump station parcel (Town Map H-2A Parcel 43-1). We recommend that the shed be relocated so that it does not encroach onto Town property.
The Historic District Commission believes the shed should remain in its present position.
- 5.) The existing deck and stairs on the southerly side of the building are located partially on the Town owned parcel (Town Map H-2A Parcel 81).
No change is proposed to the existing building.

- 6.) If the applicant intends to have a sign indentifying the businesses on Railroad Street, the engineer should show the location of this sign on the plans.
Signs are not proposed.
- 7.) The applicant has not proposed any sidewalks in conjunction with this project. There is already an existing sidewalk along their frontage on Main Street.
A sidewalk is shown along the building to protect the building from drivers.
Better access is expected by lowering the elevation at the corner of the building.
- 8.) The Fire Chief will need to review the plans to ensure they can safely maneuver within the site.
As indicated in a memorandum dated 8-11-06 to the Town Manager; the Fire Chief has reviewed the plans.
- 9.) The maneuvering aisle for the proposed parking space at the rear of the property scales to about 36 feet. The Zoning Bylaws only require 24 ft. Reduction in width creates less impervious area and creates more snow storage.
I have indicated to the owner that we will be reducing pavement in this area by proposing grass pavers that will keep the area firm & allow sediment filtration.
- 10.) There should be a note on the plans requiring the sidewalk ramps at the reconstructed driveway access on Railroad Street to comply with AAB standards.
Handicap ramps for the driveway crossing are now shown the ramps shall meet AAB requirements to the maximum extent possible.
- 11.) The engineer needs to remove the symbol for the proposed curb at Railroad Street. See comment #10.
- 12.) The engineer has not shown an AAB compliant sidewalk ramp for the new walkway between the building and the parking area
Handicap ramps for the driveway crossing are now shown.
- 13.) The engineer should label the dimensions of the 90-degree and parallel parking spaces to demonstrate compliance with the Zoning Bylaw. These plans do not show any reserved spaces for handicapped persons.
Parking dimensions are now labeled. Handicap spaces are not proposed on this site.
- 14.) The engineer should show a curb along the backside of the parking area in order to direct the pavement runoff into the proposed Stormceptor and minimize the amount of dirt that would erode from the edge of the parking area into the drainage system. Curbing is proposed.

- 15.) The engineer needs to revise the Drainage System Operation and Maintenance Schedule to remove the Town of Acton as the party responsible for the ownership and maintenance of the private drainage system.
This has been corrected.
- 16.) The engineer should include some additional descriptions in the Drainage System Operation and Maintenance Notes so that future owners clearly understand how to inspect and maintain the proposed infiltration chambers. The description should explain how/when to determine if the chambers are clogged and need some maintenance.
Enhanced O & M notes have been included in our revisions dated August 31, 2006.
- 17.) See comment 16.
- 18.) The engineer should add details on the plans to specify construction requirements.
Please see revised plans dated August 31, 2006.
- 19.) If there is a septic system that still exists on the site, the engineer needs to show the approximate location of the septic system on the plans along with some notes regarding the removal consistent with the Board of Health requirements.
A note specifying that removal of any remaining components of the septic system shall be removed as per Title V.
- 20.) The engineer has not shown the approximate locations of the existing utilities such as water, gas, telephone, electric, sewer stub or cable TV on the plans.
Please see revised plans dated August 31, 2006. Additional utility verification will take place with dig safe notification before construction.
- 21.) Comment about exiting guy wire supporting utility pole on MBTA property
The utility company will be contacted.
- 22.) The engineer should add the plan notes as specified in Section 3.9.10 of the Site Plan Special Permit Rules & Regulations.
The landscaping plan is consistent with this section 3.9.10.
- 23.) We recommend that the limits of work be staked in the field by a Land Surveyor instead of the contractor.
The site work is such that a contractor will need to have the lot lines staked to accomplish the work. We have added a note explicitly stating this fact.

- 24.) We recommend that the engineer add the erosion control and sedimentation summary in the Stormwater Report to the plans so that the contractor can easily locate these notes.
This note has been added to the plans.
- 25.) There should be an erosion & sedimentation control note that states the contractor is responsible to clean-up and sand, dirt or debris which erodes from the site onto Railroad Street or private property, and to remove silt or debris that enters any existing drainage system immediately upon discovery.
This note has been added to the plans.
- 26.) General Note #14 should be revised to require the silt fence to be installed prior to the start of construction.
This note has been revised.
- 27.) Concern about trash removal.
The HDC prefers the existing trash receptacle to remain in its present place.
- 28.) The engineer should show the existing gravel area that extends onto the Town parcel, Map H-2A Parcel 81, to be loamed and seeded.
A construction key note has been added to indicate loam & seeding at this location .
- 29.) Concern about grease trap.
The orientation & connections for this grease trap have been revised, please see site plan revisions dated August 31, 2006.
- 30.) Construction Key Note #12 should be revised to state the pipe will outlet into the infiltration chambers; not the Stormceptor.
This note has been revised. A catch basin is no longer proposed.
- 31.) Construction Key Note #7 should be revised to show the correct invert elevation from the catch basin (CB-2).
The catch basin is no longer proposed..
- 32.) The detail for the infiltration chambers should be revised so that the 30.5" dimension relates to the recharge unit and not the depth of the crushed stone.
The label has been corrected.
- 33.) The engineer should show the drainage pipes from the catch basin and the Stormceptor to connect directly into the infiltration chambers to allow a free flowing condition.
A manifold is proposed with distributions occurring as shown on the revised plan dated August 31, 2006.

- 34.) Concern about the water level in the infiltration system for a 10 – year storm event.
The drainage system has been revised. Please refer to the data report dated August 31, 2006 & the associated site plan.
- 35.) I need some clarification in the drainage report submitted with the site plan.
The drainage system has been revised. Please refer to the data report dated August 31, 2006 & the associated site plan.
- 36.) Same response as comment # 34 & 35.
- 37.) Same response as comment # 34 & 35.
- 38.) Same response as comment # 34 & 35.
- 39.) The engineer should add a note to the catch basin detail requiring the hood on the outlet pipe to be watertight so that it prevents gas & oils from discharging into the infiltration chambers.
The catch basin is no longer proposed.
- 40.) The engineer has shown the access cover on top of the infiltration basin to be a catch basin frame and grate.
The access cover is now proposed to be a simple Cultec cover.
- 41.) The engineer might need to add some notes to the plan stating the protective measures to be taken during construction in order to protect the root system of the existing cucumber magnolia tree.
Sufficient notice exists on the plan.
- 42.) The snow storage area is relatively small given the size of the new parking lot.
The snow storage area has been increased

Very Truly Yours,

Timothy S. Mallette

Hancock Associates
Timothy S. Mallette, PLS
Staff Engineer

HANCOCK
ASSOCIATES

185 Centre
Danvers, MA 01923
Phone: 978-777-7777
Fax: 978-777-7778

www.HancockAssociates.com
tmallette@HancockAssociates.com

Timothy S. Mallette, P.L.S.
Staff Engineer

Branches: Marlborough, MA; Lakeville, MA; Salem, MA

Civil Engineering
Land Engineering

Wetland Science
Landscape Architecture

3. THE PROPOSED PROJECT

Ten new paved parking spaces with a retaining wall approximately four feet high are proposed. Runoff from the increased impervious area will be treated by a Stormceptor unit and a deep sump catch basin before entering infiltration chambers. Runoff along Railroad Street will not be increased. The entrance to the parking area will be improved by adding bituminous curbing around a new planting area, and a sidewalk that wraps around the building. 27 % of the site will be landscaped. A U shaped walkway is proposed with benches to the Northwest of the Cucumber Magnolia tree on site. Planting areas are situated to improve views on site, and to provide an attractive buffer to adjacent properties.

The proposed increase in impervious area will be treated by BMPs. Runoff from the proposed pavement will be collected in a deep sump hooded catch basin. The stormceptor catch basin contains a treatment unit designed to remove 80% of TSS. Sediment filtration that is easy to maintain, will occur before the runoff enters the Infiltration Chamber system.

Hay bale & silt fences will be used during construction.

This system will improve the existing conditions in accordance with Standard #7 of the Stormwater Management Policy. The 330HD CULTEC chambers will provide recharge of stormwater runoff to the groundwater to the maximum extent possible.

Finished grades will increase the separation from ESHW in the lower elevations of the site. The higher elevation of the site contains existing gravel fill. The proposed grade will be approximately one foot lower at the Southwest corner of the existing building. Extending South from the building the proposed grade will be two feet lower to reduce the height of the retaining wall. The proposed site will provide a separation from ESHW between 5.5 – 8 ft.

The proposed pipe network was designed to accommodate flows from a 25-year, 24-hour storm. The infiltration chamber system is designed to store over 700 cu. ft. There is a net decrease in post peak discharge rates for the 2-yr, 10-yr, 25 yr., & 100yr. 24hr storm event frequencies analyzed. Secondary discharge is provided above the infiltrator chambers should a 100 yr. Storm event or other devastating storm occur. This discharge would be through 4" perforated piping "day lighted" through the retaining wall, and the runoff would still be less then the predevelopment condition.

The proposed development will not adversely impact surrounding properties. BMPs will be used during construction.

4. ZONING

The site is located in the South Acton Village district.